

095.0

0002

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,291,600 / 1,291,600
USE VALUE: 1,291,600 / 1,291,600
ASSESSED: 1,291,600 / 1,291,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		OLD MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LENNON NIALL J	
Owner 2: LENNON LEONIE J	
Owner 3:	
Street 1: 8 OLD MYSTIC ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y

PREVIOUS OWNER

Owner 1: SALAFIA ROBERT E -
Owner 2: RICE PAMELA W -
Street 1: 8 OLD MYSTIC ST

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .319 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 3209 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13876		Sq. Ft.	Site		0	70.	0.60	4									585,395						585,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13876.000	701,900	4,300	585,400	1,291,600		62185
							GIS Ref
							GIS Ref
							Insp Date
							04/08/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	701,900	4300	13,876.	585,400	1,291,600		Year end	12/23/2021
2021	101	FV	681,300	4300	13,876.	585,400	1,271,000		Year End Roll	12/10/2020
2020	101	FV	681,300	4300	13,876.	585,400	1,271,000		Year End Roll	12/18/2019
2019	101	FV	510,800	4300	13,876.	585,400	1,100,500		Year End Roll	1/3/2019
2018	101	FV	510,800	4300	13,876.	501,800	1,016,900		Year End Roll	12/20/2017
2017	101	FV	510,800	4300	13,876.	468,300	983,400		Year End Roll	1/3/2017
2016	101	FV	510,800	4300	13,876.	401,400	916,500		Year End	1/4/2016
2015	101	FV	483,100	4300	13,876.	359,600	847,000		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SALAFIA ROBERT	69352-341		5/30/2017		1,086,500	No	No		
O REILLY MARJOR	45564-88		7/7/2005		757,500	No	No		
O'REILLY PETER	26702-580		9/27/1996			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1879	Dormers	98,320	O				
9/26/2017	1258	Re-Roof	36,000	C				
9/25/2017	1247	Inter Fi	60,062	C				
4/2/2013	452	Manual	5,000	C				
3/13/2012	221	Redo Bat	11,850					2 bathroom renovat

ACTIVITY INFORMATION

Date	Result	By	Name
3/28/2018	SQ Returned	EMK	Ellen K
4/8/2014	Meas/Inspect	PC	PHIL C
6/12/2013	Info Fm Prmt	EMK	Ellen K
5/8/2012	Info Fm Prmt	MM	Mary M
2/21/2009	Meas/Inspect	345	PATRIOT
11/7/2005	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 15 - Old Style	Sty Ht: 2H - 2 & 1/2 Sty	Full Bath: 1	Rating: Very Good	A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Very Good																				
Foundation: 3 - BrickorStone	Frame: 1 - Wood	A 3QBth: 1	Rating:	1/2 Bath: 1	Rating: Average																		
Prime Wall: 1 - Wood Shingle	Sec Wall: %	A HBth: 1	Rating:	OthrFix: 1	Rating:																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Good	A Kits: 1	Rating:																		
Color: GREY	View / Desir:	Fpl: 3	Rating: Average	WSFlue: 1	Rating:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH											
Grade: B+ - Good (+)	Year Blt: 1915	Eff Yr Blt:	Alt LUC:	Total Units:	Level:	FY LR DR D K FR RR BR FB HB L O	1st Res Grid Desc: Line 1 # Units 1																
Jurisdct: G13	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	Other																		
INTERIOR INFORMATION				% Own:	Upper																		
DEPRECIATION				Name:	Lvl 2																		
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Phys Cond: GD - Good	18. %	Plumbing:	Lvl 1																		
Sec Int Wall: %	Partition: T - Typical	Functional:	%	Electric:	Lower																		
Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	Economic:	%	Heating:																			
Total: 18.6 %	Override:	Special:	%	General:																			
CALC SUMMARY				COMPARABLE SALES				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL							
Avg Ht/FL: STD Prim Int Wal: 2 - Plaster Sec Int Wall: % Partition: T - Typical Prim Floors: 3 - Hardwood Sec Floors: 4 - Carpet 10 %				Basic \$ / SQ: 135.00 Size Adj.: 0.97720468 Const Adj.: 0.98892087 Adj \$ / SQ: 130.461 Other Features: 117767 Grade Factor: 1.46 NBHD Inf: 1.00000000 NBHD Mod: 1.00 LUC Factor: 1.00 Adj Total: 862298 Depreciation: 160387 Depreciated Total: 701911				Rate Parcel ID Typ Date Sale Price				No Unit RMS BRS FL 1 10 4 M				Code Description Area - SQ Rate - AV Undepr Value FFL First Floor 1,713 130.460 223,480 BMT Basement 1,174 39.140 45,948 SFL Second Floor 1,119 130.460 145,986 HST Half Story 377 130.460 49,184 WDK Deck 273 9.560 2,609 UAT Upper Attic 84 52.180 4,383 STG Storage 32 12.110 388 OFP Open Porch 20 43.510 870 Net Sketched Area: 4,792 Total: 472,848				Sub Area % Usbl Descrip % Type Qu Ten			
Bsmnt Flr: 12 - Concrete Subfloor: Bsmnt Gar: Electric: 3 - Typical Insulation: 2 - Typical Int vs Ext: S Heat Fuel: 2 - Gas Heat Type: 5 - Steam # Heat Sys: 1 % Heated: 100 % AC: 100 Solar HW: NO Central Vac: Yes % Com Wal % Sprinkled				WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: 1.00 Before Depr: 190.47 Special Features: 0 Val/Su Net: 146.47 Final Total: 701900 Val/Su SzAd: 218.73				Size Ad 3209 Gross Area 5421 FinArea 3209															
MOBILE HOME				SPEC FEATURES/YARD ITEMS				PARCEL ID				IMAGE											
Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 095.0-0002-0007.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	14X22	A	AV	1915	23.12	T	40	101			4,300		4,300						
More: N				Total Yard Items: 4,300				Total Special Features:				Total: 4,300											